

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, March 21, 2014**

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Mike Wulkan, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 8:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

**HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.**

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.  
No one coming forward.

**CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. March 7, 2014 PDH DRAFT Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of March 7, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.**

4. Hearing to consider a request by 7 Tracks Realty Trust for a Minor Use Permit/ Coastal Development Permit to allow a new two story 5,000 square foot single family residence. The project will result in the disturbance of approximately 7,300 square feet of a 20,036 square foot parcel. The project is located at 286 San Leandro Court, in the Cabrillo Estates neighborhood. The project site is located in the community of Los Osos, in the Estero planning area. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 6, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology

and soils, public services, hazards/hazardous materials, transportation/ circulation, and water resources and are included as conditions of approval. County File Number: D010041P; Assessor Parcel Number: 074-483-025; Supervisorial District: 2; Date Accepted: November 1, 2014

**Thereafter, on motion of the hearing officer, the request by 7 TRACKS REALTY TRUST for a Minor Use Permit/Coastal Development Permit (D010041P) is granted based on the Findings A. through J. listed in Exhibit A and subject to the Conditions 1 through 29 listed in Exhibit B (Document Number: 2014-016\_PDH).**

5. Hearing to consider a request by RON & CATHERINE FRANCIS for a Minor Use Permit / Coastal Development Permit to construct a 1,706 square foot single story single-family residence and an 864 square foot detached metal garage on a vacant lot in the community of Los Osos. The project will result in the disturbance of approximately 3,850 square feet on a 0.57 acre parcel. The proposed project is within the Residential Single Family land use category and is located at the corner of Via Vistosa and Bayview Heights Drive (1060 Bayview Heights Drive) in the community of Los Osos. The site is in the Estero planning area. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 13, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, hazards and hazardous materials and water resources are included as conditions of approval. County File Number: DRC2013-00027; Assessor Parcel Number: 074-323-031; Supervisorial District: 2; Date Accepted: November 14, 2013

**Thereafter, on motion of the hearing officer, the request by RON & CATHERINE FRANCIS for a Minor Use Permit/Coastal Development Permit (DRC2013-00027) is granted based on the Findings A. through K. listed in Exhibit A and subject to the Conditions 1 through 38 listed in Exhibit B (Document Number: 2014-017\_PDH).**

6. Hearing to consider a request by GARY BROCKMAN for a Minor Use Permit/Coastal Development Permit to allow for the conversion of a carport into a garage and an approximately 310 square-foot second floor addition to an existing single family residence. The project will result in approximately 700 square feet of ground disturbance on the 3,500 square-foot property. The proposed project is within the Residential Single Family land use category, and is located at 418 Leighton Street, approximately 100 feet from Whitehall Avenue in the community of Cambria. The site is in the North Coast planning area. This project was granted Class 1 Categorical Exemption on February 20, 2014 (ED13-159). County File Number: DRC2013-00050 Assessor Parcel Number: 022-322-024; Supervisorial District: 2 ; Date Accepted: January 15, 2014

**Thereafter, on motion of the hearing officer, the request by GARY BROCKMAN for a Minor Use Permit/Coastal Development Permit (DRC2013-00050) is granted based on the Findings A. through N., with the newly added Findings H-K and the remaining Findings to be re-lettered, listed in Exhibit A and subject to the Conditions 1 through 26 listed in Exhibit B (Document Number: 2014-018\_PDH).**

**ADJOURNMENT: 9:04 a.m.**

**Next Scheduled Meeting: Friday, April 4, 2014**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Donna Hernandez, Secretary Pro Tem**  
**Planning Department Hearings**